

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg *JBG*

DATE: October 16, 2015

SUBJECT: Special Meeting

RECEIVED
1-41 PM
TOWN CLERK'S OFFICE
DARIEN CT.

The Planning and Zoning Commission will hold a special meeting on Tuesday, October 20, 2015 at 8:00 P.M. in Room 119 of Town Hall. A copy of the agenda is below/attached.

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING AGENDA**

RECEIVED
TOWN CLERK'S OFFICE
DARIEN CT.
1:41 PM

Tuesday, October 20, 2015

8:00 P.M.

**Room 119
Town Hall**

GENERAL MEETING

John Tibbetts, 1910 Boston Post Road, NB Zone.

Request for commercial service use, with a portion of the space on the first floor and a workroom on the second floor.

Darien YMCA, 2420 Boston Post Road.

Request for Telemedicine Clinic concept for the YMCA.

Discussion, deliberation and possible decision regarding:

Coastal Site Plan Review #203-A, Flood Damage Prevention Application #116-A, Land Filling & Regrading Application #365/lot line adjustment, John & Cindy Lynn Sites, 209 Long Neck Point Road. Proposing to construct additions and alterations to the existing residence; merge Lot #10-2 and Lot #10 into a single lot; and perform related site development activities within regulated areas.

Discussion only regarding the following two items:

Special Permit Application #15-N/Site Plan, Land Filling & Regrading Application #44-B, Wee Burn Country Club, 410 Hollow Tree Ridge Road. Proposal to: incorporate 480 and 490 Hollow Tree Ridge Road into the site; improve and expand the driving range and practice area; expand on-site parking; and perform related site development activities.

Proposed Amendment to the Darien Zoning Map (COZM #1-2015), Special Permit Application #246-C/Site Plan #251-C, Land Filling & Regrading Application #184-C/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street (Kensett II). Proposing to: establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres; and raze the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and three off-site below market-rate units at 269 Hoyt Street (two of which will be age-restricted); combine the three Wakemore Street parcels with Kensett I; and perform related site development activities. *HEARING CLOSED: SEPTEMBER 29, 2015. DECISION DEADLINE: DECEMBER 3, 2015.*

Approval of Minutes

September 1, 2015	General Meeting/Public Hearing
September 15, 2015	Special Meeting--Public Hearing/General Meeting
September 29, 2015	Special Meeting--General Meeting/Public Hearing

Since this is a Special Meeting, no "Other Business" can be considered.

PUBLIC HEARING

Continuation of Public Hearing regarding Proposed Amendments to Darien Zoning Regulations put forth by Gleason & Associates, LLC on behalf of BMW of Darien (COZR #3-2015). Proposal to amend Sections 210, 665, and 666 of the Darien Zoning Regulations as follows: to establish a definition of a Parking Device in Section 210; to allow Parking Devices as an Accessory Use Requiring a Special Permit in the Service Business (SB) Zone in Section 665; and to specifically exempt Parking Devices from Building Coverage and Minimum Yard Requirements in Section 666. *PUBLIC HEARING OPENED ON 9/29/2015. APPLICANT HAS REQUESTED THAT PUBLIC HEARING BE CONTINUED AGAIN TO 11/24/2015.*

Continuation of Public Hearing regarding Business Site Plan #194-G/Special Permit, BMW of Darien, 136-138 Ledge Road. Proposal to allow installation of ninety parking devices at its 140 Ledge Road site and perform related site activities. The subject property is located on the north side of Ledge Road, approximately 450 feet west of its intersection of Boston Post Road, and is shown on Assessor's Map #39 as Lots #21E and #22 in the Service Business (SB) Zone. *PUBLIC HEARING OPENED ON 9/29/2015. DEADLINE TO CLOSE PUBLIC HEARING IS: 11/3/2015, UNLESS EXTENSION IS GRANTED BY APPLICANT. APPLICANT HAS REQUESTED THAT PUBLIC HEARING BE CONTINUED AGAIN TO 11/24/2015.*

Continuation of Public Hearing regarding Proposed Amendments to the Darien Zoning Regulations put forth by the Darien Planning & Zoning Commission (COZR #2-2015). Proposing to amend the Darien Zoning Regulations as follows:

1. Defining Building Coverage (Sections 210 and 223) relative to elevated patios, HVAC units, generators, fuel tanks, and pool equipment.
2. Modifying how side lot lines are defined where there is a small jog in the line (Section 210).
3. Modify Section 230 to allow Monument Signs and Modify Sections 925.1 and 926.3 to allow such signs in certain non-residential zones (the OB, DOR-1, DOR-5, SB and SB-E Zones).
4. Modify Section 334 and 385 to eliminate the need for Lot Width variances to redevelop on building lots which have at least 50% of the required Lot Width and Depth.
5. Modify Section 371—Height of Buildings or Structures (clarify Building Height relative to cupolas and mechanical equipment.)
6. Modify Section 384—Non Conformity, Other Than Use to clarify the existing Regulation.
7. Modify Section 406 #7—Eliminate the Total of Two side yards requirement which now affects the R-1/3 and R-1/5 Zones.
8. Modify Section 406f regarding detached accessory structures, to not allow finished space in detached accessory structures which do not meet the principal setbacks.
9. Modify Section 575 Area and Bulk Requirements DCR Zone to clarify what counts towards floor area.
10. Modify Inclusionary Zoning Regulations (Sections 583, 588a through 588e) to require that all below market rate units be changed to be affordable to those with an income equal to or less than 80% of State Median Income (SMI). Include updated SMI data and calculations.
11. Modify Section 572 to refer to the DMR Zone, when it should refer to the DCR Zone.
12. Modify Section 577 to reference signs allowed in the DCR zone.
13. Modify Section 625 Item 15 to be Maximum Average Floor Area of All Dwelling Units.
14. Modify Section 873. (Eligibility for Certification) to reflect updated report name and date.

ADJOURN.